

AGENDA

September 2, 2010

PLEASE TAKE NOTICE THAT a hearing will be held before the Board of Zoning Appeals of the City of Milwaukee on **Thursday, September 2, 2010**, commencing at **4:00 p.m.** in the Common Council Committee Rooms, **Room 301-B**, City Hall, Third Floor, 200 East Wells Street, Milwaukee, Wisconsin, affecting the following premises. Please note that most items have been scheduled for approximately five to ten minutes. If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

4:00 p.m. Administrative Consent Agenda

Items scheduled for dismissal on the Administrative Consent Agenda

No oral testimony will be taken on these items

<u>Item No.</u>	<u>Ald Dist</u>	<u>Case No. Type</u>	<u>Case Information</u>	<u>Location</u>
1	11th	30605 Dimensional Variance <i>Dismissal</i>	John Linn, Acting Manager-Design & Construction, Property Owner Request to continue to allow a sign that exceeds the maximum allowed area (allowed 17.5 sq.ft. / proposed 28 sq.ft.)	6500 W. Kinnickinnic River Pk.
2	2nd	30599 Special Use <i>Dismissal</i>	Tyronzia Davis and Irma Johnson, Lessee Request to occupy the premises as a 24 hour day care center for 60 children per shift, operating Monday - Friday	5572 N. 76th St.

4:00 p.m. - Consent Agenda

Items Scheduled for approval on the Consent Agenda

No oral testimony will be taken on these items.

If there are any objections to these approvals, please make them known to the Board office in writing and at least 24 hours prior to the time of the hearing. If written objections to these approvals are received, the item will not be approved and will be held for a public hearing to allow additional testimony.

3	4th	30571 Special Use	Towne Realty Inc., Property Owner Request to continue occupying the premises as a parking lot	105 W. Michigan St.
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4:00 p.m. - Consent Agenda (Continued)

Items Scheduled for approval on the Consent Agenda

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4	4th	30572 Special Use	Towne Realty Inc., Property Owner Request to continue occupying the premises as a parking lot	801 W. Wisconsin Av.
5	4th	30634 Special Use	Kim Petersen, Property Owner Request to continue occupying the premises as a rooming house for 12 occupants	1902 W. Kilbourn Av.
6	5th	30580 Special Use	Lisa Olson, Lessee Request to continue occupying the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 5:00 a.m. - midnight	9818 W. Sheridan Av.
7	5th	30587 Special Use	Frances Hill, Property Owner Request to continue occupying the premises as a day care center for 15 children per shift two - seven years of age, operating Monday - Friday 6:00 a.m. - 10:00 p.m. (this is a new operator)	7980 W. Appleton Av.
8	5th	30630 Special Use	John Malone, Lessee Request to continue occupying the premises as a second-hand sales facility	3720 N. 92nd St.

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4:00 p.m. - Consent Agenda (Continued)

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9	7th	30084 Special Use	Harriet and Cleorars Conway, Property Owner Request to continue occupying the premises as a day care center for 30 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 11:00 p.m	4313 W. Fond Du Lac Av.
10	7th	30597 Special Use	Angela Deberry, Lessee Request to continue occupying the premises as a group home for 8 occupants	3431 N. 44th St.
11	7th	30598 Special Use	Samuel Brandman, Property Owner Request to continue occupying the premises as a community living arrangement for 26 occupants	4615 W. Hampton Av.
12	8th	30523 Special Use	Becher Terrace Housing LLC, Prospective Buyer Request to construct parking lot that is located between the principal building and the street lot line	1800 W. Becher St. 1001
13	8th	30563 Use Variance	Graciela and Inocente Hernandez, Other Request to continue occupying the premises as a general retail establishment (grocery store)	3911 W. Greenfield Av.
14	8th	30577 Special Use	REO Motors, Inc., Property Owner Request to continue occupying the premises as a motor vehicle sales facility	2765 S. 27th St.

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4:00 p.m. - Consent Agenda (Continued)

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15	8th	30579 Special Use	Amira Academy LLC, Property Owner Request to continue occupying the premises as a day care center for 51 children, ages infant to 12 years of age, Monday - Friday, 6am-7pm	2439 W. Mitchell St.
16	9th	30554 Special Use	James Reno, Lessee Request to continue occupying the premises as a motor vehicle repair facility	7440 W. Brown Deer Rd.
17	9th	30619 Special Use	Gamdoor Sangha, Property Owner Request to continue occupying the premises as a motor vehicle filling station with a convenience store	5990 W. Good Hope Rd.
18	9th	30629 Dimensional Variance	Maddie Turner, Property Owner Request to construct a wheelchair ramp located within the front yard	6440 N. Landers St.
19	12th	30566 Special Use	Jose and Juana Ocon, Property Owner Request to continue occupying the premises as a motor vehicle repair facility	1058 W. Windlake Av.
20	12th	30568 Use Variance	Whole Village Institute, Lessee Request to occupy a portion of the premises as a school for 150 students K4 - 8th grades, operating Monday - Friday 7:30 a.m. - 5:30 p.m. and Saturday 7:30 a.m. - noon	1236 W. Pierce St.

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4:00 p.m. - Consent Agenda (Continued)

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21	12th	30576 Special Use	The Bridge Health Clinics and Research Centers Inc, Lessee Request to occupy the premises as a social service facility	600 W. Virginia St. 203
22	12th	30588 Special Use	Grant Lawson, Property Owner Request to continue occupying the premises as a religious assembly hall	1501 W. Lincoln Av.
23	12th	30610 Dimensional Variance	Franciscan Fathers Minor Conventuals of St. Josaphat's Church in Milwaukee, WI Inc., Property Owner Request to erect a freestanding automatic changeable message sign that exceeds the maximum allowed height (allowed 6 ft. / proposed 7 ft.)	601 W. Lincoln Av.
24	12th	30627 Special Use	Jatinder Mangat, Lessee Request to continue occupying the premises as a motor vehicle filling station	2501 S. 13th St.
25	12th	30628 Special Use	Jaun Sanchez, Property Owner Request to continue occupying the premises as a currency exchange, payday loan or title loan agency	1636 W. Forest Home Av.

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4:00 p.m. - Consent Agenda(Continued)

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26	13th	30584 Dimensional Variance	Saadeddine Fleifel, Property Owner Request to construct an addition to the Board approved fast-food / carry-out restaurant that does not meet the minimum required building height (required 18 ft. / proposed 16 ft.)	4125 S. Howell Av.
27	15th	30539 Special Use	Gunny Petroleums, Inc., Property Owner Request to continue occupying the premises as a motor vehicle filling station	2312 W. Fond Du Lac Av.
28	15th	30561 Special Use	Thomas Arenberg, Property Owner Request to occupy the premises as a parking lot	2548 N. 29th St.
29	15th	30565 Special Use	A New Creation Child Development Center, Lessee Request to occupy the premises as a 24 hour day care center for 25 children per shift infant to 12 years of age, operating Monday - Sunday	3430 W. Center St.
30	15th	30569 Special Use	Northcott Neighborhood House, Lessee Request to continue occupying the premises as a day care center for 45 children per shift, 3 - 6 years of age, operating 7:00 a.m. - 5:00 p.m. Monday - Friday	3711 W. Lisbon Av.
31	15th	30573 Special Use	Pamela McNealy, Property Owner Request to continue occupying the premises as a group home for 8 occupants	3812 W. Roberts St.

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32	15th	30631 Special Use	Beverly Jones, Property Owner	2005 N. 36th St.
			Request to continue occupying the premises as a 24 hour day care center for 8 children per shift infant to 13 years of age, operating Monday - Sunday	
33	1st	30524 Special Use/ UseVariance /Dimensional Variance	Kent Kaiser, Property Owner	6944 N. Teutonia Av.
			Request to add a ground transportation facility and an outdoor salvage operation and to continue occupying the premises as a motor vehicle sales, repair and outdoor storage facility with a razor wire fence	
34	1st	30538 Special Use	Augustus Allen, Lessee	6235 B N. Teutonia Av.
			Request to occupy a portion of the premises as a second-hand sales facility	
35	2nd	30541 Special Use	Yolanda and Mary Coleman, Lessee	6504 W. Capitol Dr.
			Request to occupy a portion of the premises as a second-hand sales facility	
36	2nd	30578 Special Use	National Real Estate Investors LLC, Property Owner	5740 W. Fond Du Lac Av.
			Request to continue occupying the premises as an auto repair facility (this is a new operator)	

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37	2nd	30600 Special Use	Chandra Cooper, Lessee	5576 N. 76th St.
			Request to continue occupying the premises as a 24 hour day care center for 60 children per shift 6:00 a.m. - 9:00 p.m., and 20 children per shift 9 p.m. - 6:00 a.m., infant to 12 years of age, operating Monday - Sunday (this is a new operator)	
38	3rd	30575 Special Use	Mueller Communications Inc., Property Owner	1749 N. Prospect Av.
			Request to continue occupying the premises as a general office facility	
39	3rd	30624 Special Use	Jonathan and Donna Moberg, Property Owner	3477 N. Weil St.
			Request to continue occupying the premises as a contractor's yard	

4:00 p.m. Administrative Review

Items scheduled for consideration and action by the Board in Administrative Review.

No oral testimony will be taken on this item.

40	6th	30311 Special Use	Courthouse Sports Complex, Lessee	301 E. Vienna Av.
			Request to occupy the premises as an indoor recreation facility	

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4:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

41	4th	30451 Special Use	Darlene Dunlap, Lessee Request to increase the number of children from 6 to 15 per shift and to continue occupying the premises as a day care center operating Monday - Friday 6:00 a.m. - 9:00 p.m	1801 W. Galena St.
42	4th	30608 Dimensional Variance	Bradley Center Sports and Entertainment Corp., Property Owner Request to erect a freestanding automatic changeable message sign that exceeds the maximum allowed area (allowed 35 sq.ft. / proposed 193 sq.ft.) and four automatic changeable message wall signs that exceed the maximum allowed area (allowed 50 sq.ft. / proposed 80 sq.ft.)	1001 N. 4th St. 1
43	5th	30290 Special Use	Alicia McCovery, Lessee Request to continue occupying the premises as a motor vehicle sales, repair and car wash facility	4735 N. 76th St.
44	5th	30440 Special Use	Intelligence, Inc., Lessee Request to increase the hours of operation from 6:30 a.m. - 6:00 p.m. to 6:30 a.m. to midnight for a Board approved day care center for 54 children first shift and 25 children second shift infant to 12 years of age, operating Monday - Friday	8500 W. Capitol Dr.
45	5th	30450 Special Use	Precious Adams, Lessee Request to occupy a portion of the premises as a religious assembly hall	9235 W. Capitol Dr.

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4:30 p.m. Public Hearings (Continued)

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46	5th	30484 Special Use	Kai Trimble, Lessee Request to continue occupying the premises as a group home for 6 occupants	4542 N. 84th St.
47	5th	30518 Special Use	Al's Auto Repair, Lessee Request to occupy the premises as a motor vehicle repair facility	3250 N. 77th St.
48	6th	30429 Special Use	Clarindria White, Property Owner Request to continue occupying the premises as a group home for 5 occupants	3442 N. 14th St.
49	6th	30502 Special Use	John J. & Glori D. Weinman, Property Owner Request to occupy the premises as a personal service facility (barber shop)	100 W. Center St.
50	6th	30545 Use Variance	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	3414 N. 23rd St.

5:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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51	6th	30583 Special Use	Deneta Harrington, Lessee Request to occupy the premises as a day care center for 50 children per shift infant to 12 years of age, operating Monday - Friday 6:00 a.m. - 7:00 p.m	2836 N. Teutonia Av.
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5:30 p.m. Public Hearings (Continued)

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52	7th	29960 Special Use	Lincoln's Dream, Lessee Request to occupy a portion of the premises as a motor vehicle sales and repair facility	2711 W. Townsend St.
53	7th	30453 Special Use	Dr. Chuck Holloway, Property Owner Request to occupy the premises as a group home for 8 occupants	4129 N. Sherman Bl.
54	7th	30564 Special Use	Monique Fisher, Other Request to occupy the premises as a motor vehicle repair facility and car wash	3700 W. Burleigh St.
55	8th	30350 Special Use/ Dimensional Variance	Afortunado Ramos, Property Owner Request to occupy the premises as a religious assembly hall without the minimum required number of parking spaces (required 8 / proposed 5)	2525 W. National Av.
56	9th	30478 Use Variance	Good Hope 8000, LLC, Property Owner Request to occupy the premises as a hazardous material storage facility	8000 W. Good Hope Rd.
57	11th	30248 Special Use	Charlotte Randolph, Lessee Request to increase the hours of operation from 6:00 a.m. - 11:00 p.m. to 6:00 a.m. - 11:30 p.m. and to continue occupying the premises as a day care center for 58 children per shift operating Monday - Sunday	3125 S. 53rd St.

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<u>5:30 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
58	12th	30456 Special Use/ Dimensional Variance	Jeffery Weigel, Lessee Request to occupy the premises as a motor vehicle sales facility without the code required landscaping along the street frontage	1605 W. Forest Home Av.
59	12th	30473 Special Use	Gerry Felsecker, Property Owner Request to continue occupying the premises as a social service facility	931 W. Madison St.
60	13th	30527 Special Use	Nargis Anis, Property Owner Request to continue occupying the premises as a motor vehicle filling station	4709 S. Howell Av.
<u>6:30 p.m. Public Hearings</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u> <u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
61	13th	30542 Special Use	JTP, LLC, Property Owner Request to occupy the premises as an outdoor salvage operation	5268 S. 13th St.
62	13th	30543 Special Use	Dorothy Jakubiak, Property Owner Request to occupy the premises as an outdoor salvage operation	5260 S. 13th St.

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<u>6:30 p.m. Public Hearings (Continued)</u>				
<u>Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.</u>				
<u>If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.</u>				
63	14th	29980 Use Variance	Steve Ignasiak, Lessee Request to occupy the premises as an outdoor heavy motor vehicle storage facility	2640 S. 5th St.
64	14th	30500 Special Use	Robert Jacobs, Lessee Request to occupy the premises as a motor vehicle repair facility	1130 E. Oklahoma Av.
65	14th	30592 Dimensional Variance	Finch Properties, LLC, Property Owner Request to construct an addition to the existing general retail establishment that exceeds the maximum allowed front setback (allowed 0.05 ft. / proposed 53.5 ft.) and does not meet the minimum glazing requirement (required 56.4% / 43.1%)	1441 E. Russell Av.
66	15th	30356 Special Use	Kimberly Carrington, Lessee Request to continue occupying the premises as a general retail establishment (convenience store)	1038 W. Hadley St.
67	15th	30469 Special Use	Porfirio Gomez, Property Owner Request to occupy the premises as a mixed-waste processing facility	2104 N. 31st St.
68	15th	30544 Special Use	Genesis Behavioral Services, Inc., Lessee Request to occupy the premises as a transitional living facility for 4 occupants	1310 W. Clarke St.

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6:30 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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69	1st	30602 Use Variance	Abundant Faith Church of Integrity, Lessee Request to occupy the premises as a religious assembly hall	6737 N. Teutonia Av.
70	2nd	30403 Special Use	Daniel Tucker II, Lessee Request to occupy a portion of the premises as motor vehicle repair facility	9710 W. Flagg Av.

7:30 p.m. Public Hearings

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

71	2nd	30442 Special Use	Ramon Evans, Lessee Request to increase the hours of operation from 6:00 a.m. - 6:00 p.m. to 24 hours and to continue occupying the premises as a day care center for 149 children per shift infant to 12 years of age, operating Monday - Friday (this is a new operator)	6401 W. Capitol Dr.
72	2nd	30448 Other	Ronald Sherrill, Property Owner Request to modify condition #7 of case #30120 requiring "that the applicant erect an opaque fence to physically prohibit traffic from moving through the alley onto and off of the site"	6446 W. Fond Du Lac Av.
73	2nd	30552 Special Use	Billy Anderson, Property Owner Request to occupy the premises as a day care center for 8 children per shift infant to 12 years of age, operating 24 hours Monday - Friday and 6:00 a.m. - midnight Saturday - Sunday	8028 W. Grantosa Dr.

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7:30 p.m. Public Hearings (Continued)

Please note that each item scheduled for a public hearing has been scheduled for approximately five to ten minutes.
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74	2nd	30601 Dimensional Variance Fence	Bobby Smith, Property Owner Request to erect a fence that exceeds the maximum allowed height (allowed 4 ft. / proposed 6 ft.)	4402 N. 63rd St.
75	3rd	30452 Special Use	Housing Authority of the City of Milwaukee, 1300 E. Kane Pl. 1001 Property Owner Request to expand the existing accessory use parking lot	

8:00 p.m. Public Hearings (Contested)

Please note that each item scheduled for a public hearing has been scheduled for approximately 30 minutes.
If an item takes longer than its allotted time, the item may be adjourned to the next available hearing date.

76	14th	30386 Special Use	Competative Ventures, LLC dba Jersey's Pub & Grill, Prospective Buyer Request to continue occupying the premises as an outdoor recreation facility (permitted tavern with volleyball court)	4014 S. Howell Av.
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Upon reasonable notice, effort will be made to accommodate the needs of disabled individuals through sign language interpreters or other auxiliary aids. For additional information or to request this service, contact the Board of Zoning Appeals at 286-2501, (FAX) 286-2555, (TDD) 286-3245 or by writing the Board of Zoning Appeals, 809 North Broadway, Room 102, Milwaukee, WI 53202.